



Bolts House

Lydford, Devon, EX20 4BE

Guide Price £670,000



Property

Deceptively spacious extended detached house, situated in a delightful position on the edge of a sought-after Dartmoor village, enjoying wonderful moorland views.

The accommodation briefly comprises: Entrance porch, dining room, utility room/cloakroom, lobby, kitchen/breakfast room, sitting room, study, 5 bedrooms, 2 ensuites, family bathroom, conservatory, double garage, store, good sized gardens, greenhouse, LPG heating.

Accommodation

Entrance porch – 5' 7 x 2' 6 (1.73m x 0.79m)

Windows to two sides, door to:

Dining Room – 17' 6 x 12' 4 (5.36m x 3.77) inc staircase

Fireplace with woodburning stove and cloam oven, radiator, three windows to the front, door leads to:

Study – 12' 5 x 9' 2 (3.81m x 2.81m)

Dual aspect room with windows to the front and side, radiator, door to sitting room.

Lobby – 6' 9 x 1' 2 (2.09m x 0.36m)

With external door providing access to the garden, Worcester LPG boiler, tiled flooring, coat hooks, door to:

Utility Room/Cloakroom – 6' 9 x 6' 8 (2.11m x 2.08m)

Fitted with double sink unit and low level w.c., windows to the front and side, tiled flooring.

Kitchen/Breakfast Room – 19' 5 x 15' 2 (5.94m x 4.64m)

Fitted with wall and base units, Belfast sink, tiled flooring, dual aspect with windows to the front and side enjoying wonderful views of the moors, space and plumbing for automatic washing machine, radiator, access to the conservatory and double doors providing access to the sitting room.

Conservatory – 11' 2 x 10' 6 (3.42m x 3.23m)

Two sets of double doors providing access to the rear garden, windows with outstanding views over Dartmoor.

Sitting Room – 20' 1 x 15' 1 (6.14m x 4.60m)

Fireplace with woodburning stove, large window with stunning views over the moors, radiator, door leads to study.



From the dining room, staircase rises to:

Spacious Galleried Landing

Window to the side, access to the loft, radiator.

Bedroom 5 – 13' 9 x 7' 6 reducing to 5' 8 (4.25m x 2.33m reducing to 1.77m)

Two windows to the front, radiator.

Family Bathroom – 8' 9 x 7' 2 (2.72m x 2.19m) max

Part panelled walls, fitted with bath with mixer taps and shower attachment, wall mounted wash hand basin, low level w.c., two windows to the side, heated towel rail.

Master Bedroom – 19' 5 x 12' (5.94m x 3.67m)

Previously two rooms with two windows that enjoy fabulous moorland views, radiator, door to:

Ensuite – 7' 8 x 7' 7 (2.39m x 2.35m)

Fitted with fully tiled shower cubicle, pedestal wash hand basin and low level w.c., dual aspect with obscure windows to the rear and side.

Bedroom 2 – 15' 3 x 11' 8 (4.67m max x 3.61m)

Window to the rear, built-in cupboard, radiator, door to:

Ensuite – 8' 8 x 7' 2 (2.69m x 2.19m)

With large walk-in shower, wall mounted wash hand basin and low level w.c., radiator.

Bedroom 3 – 9' 4 x 8' 3 (2.85m x 2.54m) exc door recess

Dual aspect room with windows to the front and side, radiator.

Bedroom 4 – 12' 1 reducing to 8' 4 x 10' 4 (3.70m reducing to 2.55m x 3.16m)

Window to the front with window seat, radiator.

Outside

A 5-bar gate opens onto a brick paved driveway providing ample off-road parking for several vehicles and provides access to:

Double Garage – 18' x 17' 7 (5.49m x 5.41m)

With roller door and an up and over door, window to the side.

Gardens

There are good size gardens with a wide variety of plants, shrubs, trees and borders. The gardens also include areas of lawn, a wooded area, kitchen garden with store and greenhouse.

FLOORPLAN TO FOLLOW

VIEWINGS STRICTLY BY APPOINTMENT

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